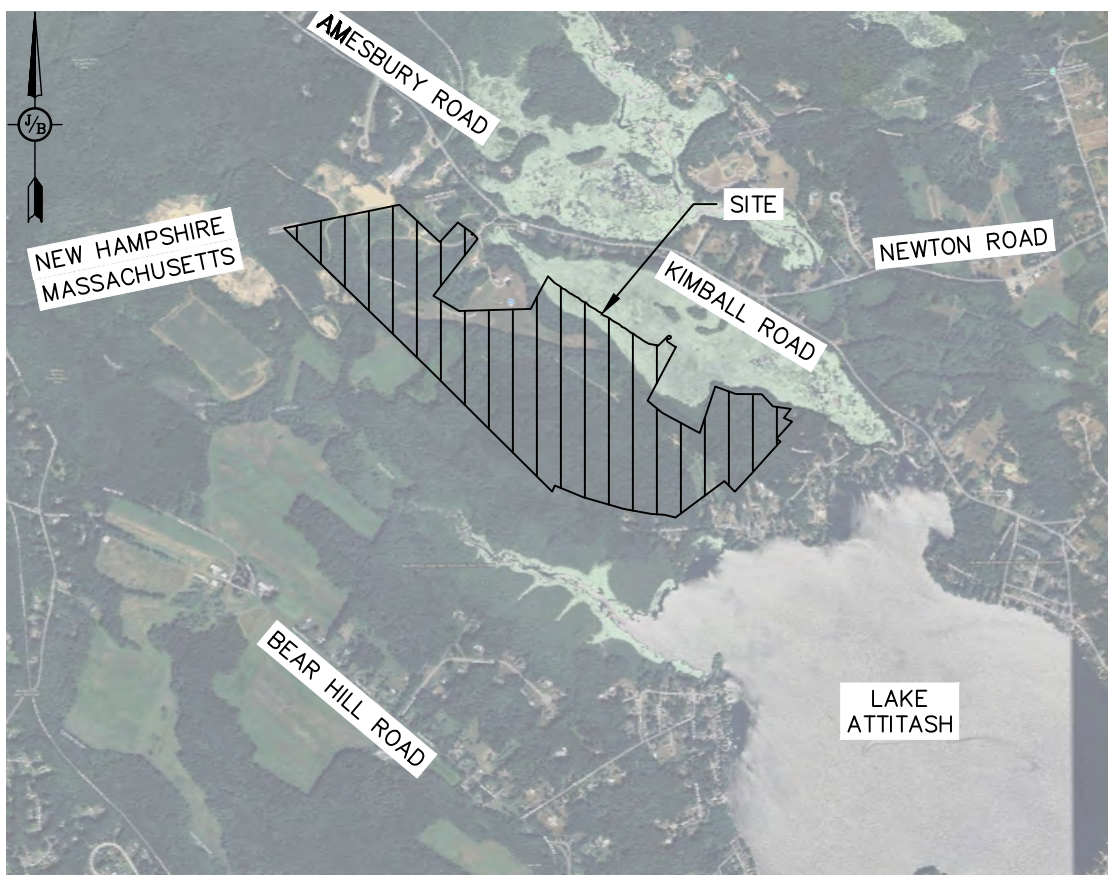
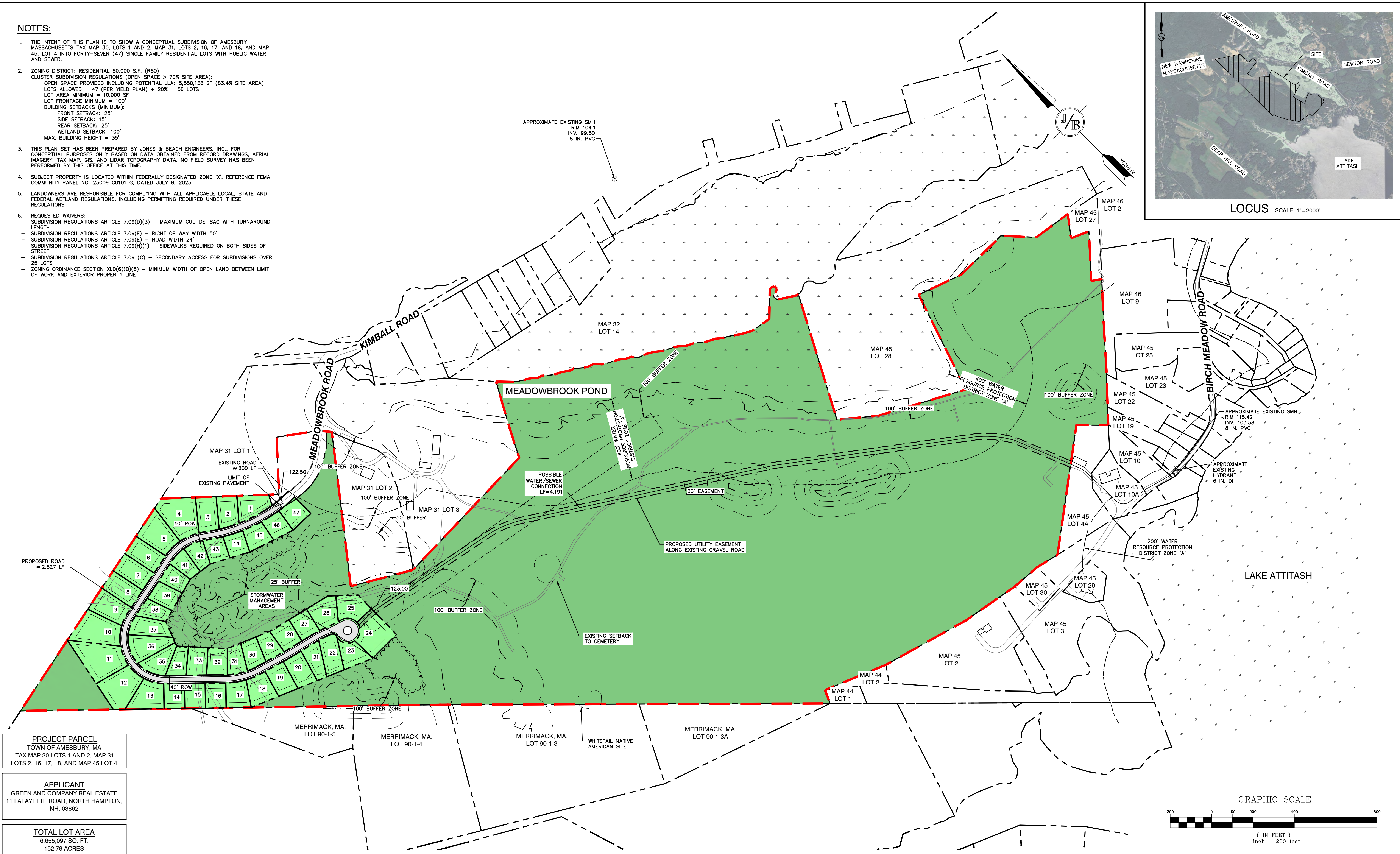


NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW A CONCEPTUAL SUBDIVISION OF AMESBURY MASSACHUSETTS TAX MAP 30, LOTS 1 AND 2, MAP 31, LOTS 2, 16, 17, AND 18, AND MAP 45, LOT 4 INTO FORTY-SEVEN (47) SINGLE FAMILY RESIDENTIAL LOTS WITH PUBLIC WATER AND SEWER.
2. ZONING DISTRICT: RESIDENTIAL 80,000 S.F. (R80)
CLUSTER SUBDIVISION REGULATIONS (OPEN SPACE > 70% SITE AREA):
OPEN SPACE PROVIDED INCLUDING POTENTIAL LLA: 5,550,138 SF (83.4% SITE AREA)
LOTS ALLOWED = 47 (PER YIELD PLAN) + 20% = 56 LOTS
LOT AREA MINIMUM = 10,000 SF
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK: 25'
SIDE SETBACK: 15'
REAR SETBACK: 25'
WETLAND SETBACK: 100'
MAX. BUILDING HEIGHT = 35'
3. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR CONCEPTUAL PURPOSES ONLY BASED ON DATA OBTAINED FROM RECORD DRAWINGS, AERIAL IMAGERY, TAX MAP, GIS, AND UDAR TOPOGRAPHY DATA. NO FIELD SURVEY HAS BEEN PERFORMED BY THIS OFFICE AT THIS TIME.
4. SUBJECT PROPERTY IS LOCATED WITHIN FEDERALLY DESIGNATED ZONE 'X'. REFERENCE FEMA COMMUNITY PANEL NO. 25009 C0101 G, DATED JULY 8, 2025.
5. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
6. REQUESTED WAIVERS:
- SUBDIVISION REGULATIONS ARTICLE 7.09(D)(3) - MAXIMUM CUL-DE-SAC WITH TURNAROUND LENGTH
- SUBDIVISION REGULATIONS ARTICLE 7.09(F) - RIGHT OF WAY WIDTH 50'
- SUBDIVISION REGULATIONS ARTICLE 7.09(E) - ROAD WIDTH 24'
- SUBDIVISION REGULATIONS ARTICLE 7.09(H)(1) - SIDEWALKS REQUIRED ON BOTH SIDES OF STREET
- SUBDIVISION REGULATIONS ARTICLE 7.09 (C) - SECONDARY ACCESS FOR SUBDIVISIONS OVER 25 LOTS
- ZONING ORDINANCE SECTION XI.D(6)(B)(8) - MINIMUM WIDTH OF OPEN LAND BETWEEN LIMIT OF WORK AND EXTERIOR PROPERTY LINE



LOCUS SCALE: 1"=200'



PROJECT PARCEL
TOWN OF AMESBURY, MA
TAX MAP 30 LOTS 1 AND 2, MAP 31
LOTS 2, 16, 17, 18, AND MAP 45 LOT 4

APPLICANT
GREEN AND COMPANY REAL ESTATE
11 LAFAYETTE ROAD, NORTH HAMPTON,
NH. 03862

TOTAL LOT AREA
6,655,097 SQ. FT.
152.78 ACRES

Design: PSL	Draft: TCR	Date: 03/02/2026
Checked: PSL	Scale: AS SHOWN	Project No.: 25115
Drawing Name: 25115-CONCEPT2.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

0	02/02/26	ISSUED FOR REVIEW	TCR
REV.	DATE	REVISION	BY

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ENGINEERS INC.

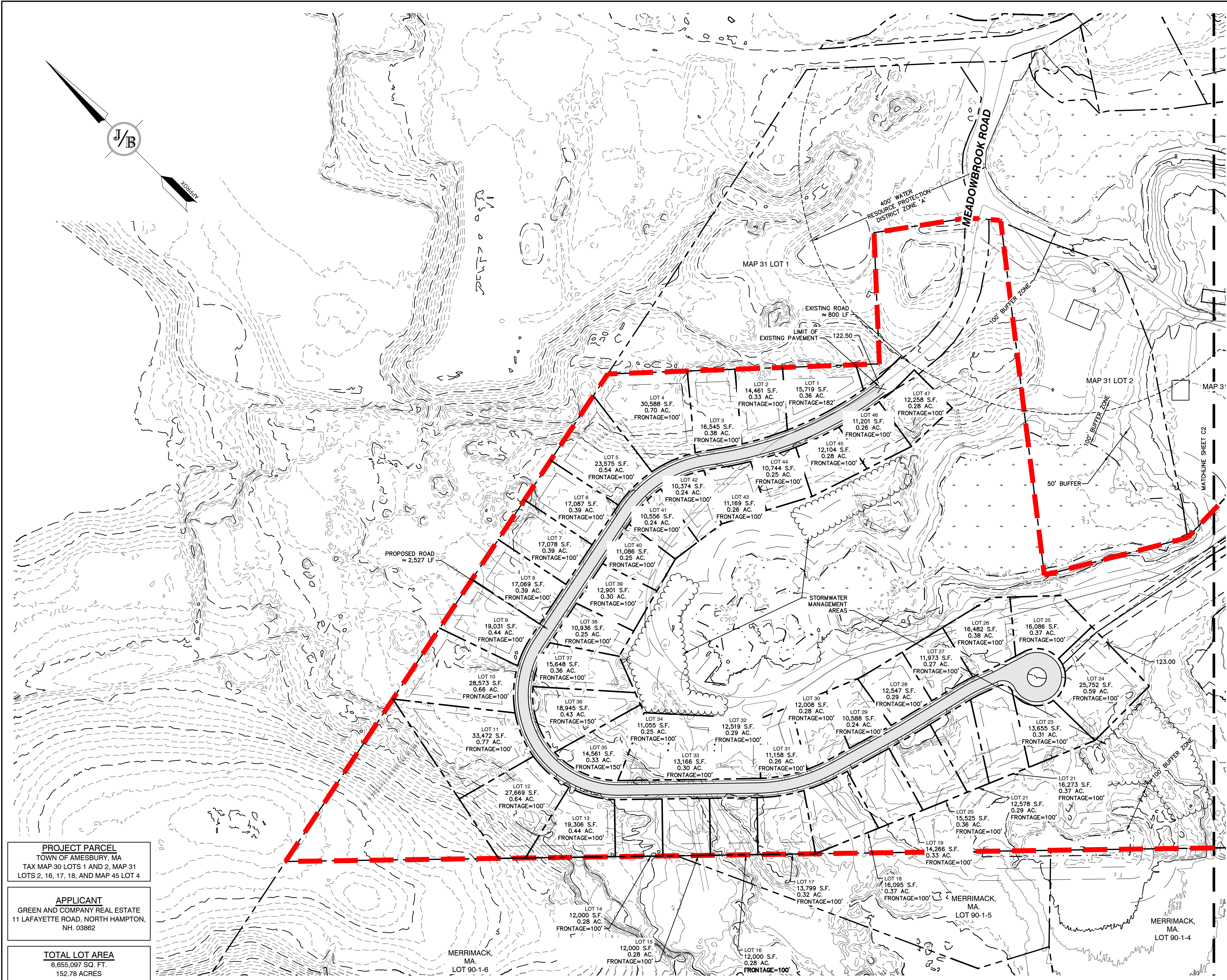
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	OVERALL OPEN SPACE SUBDIVISION PLAN
Project:	PRELIMINARY SUBDIVISION OFF KIMBALL ROAD KIMBALL ROAD, AMESBURY MA, 01913, AMESBURY, MA
Owner of Record:	GREEN AND COMPANY REAL ESTATE 11 LAFAYETTE ROAD, NORTH HAMPTON, NH. 03862

DRAWING No.

OV2

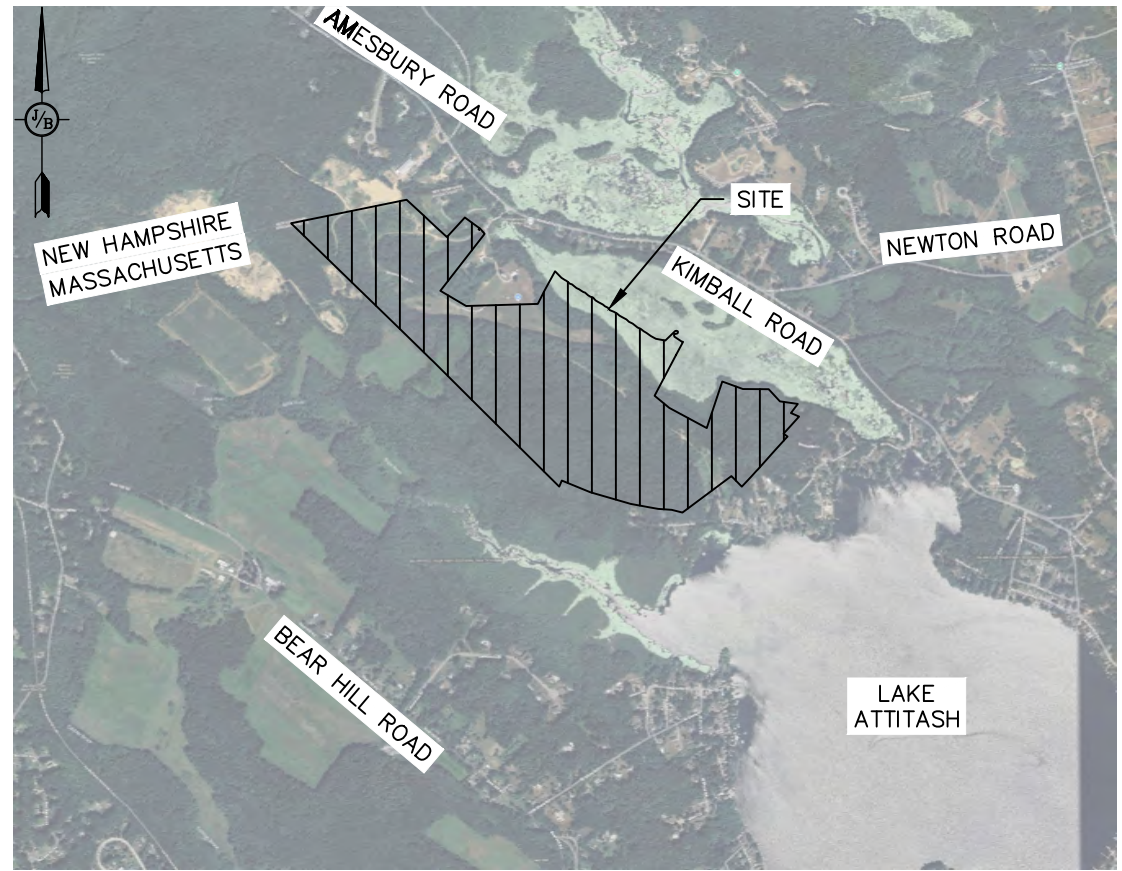
SHEET NO. 1 OF 4
JBE PROJECT NO. 25115



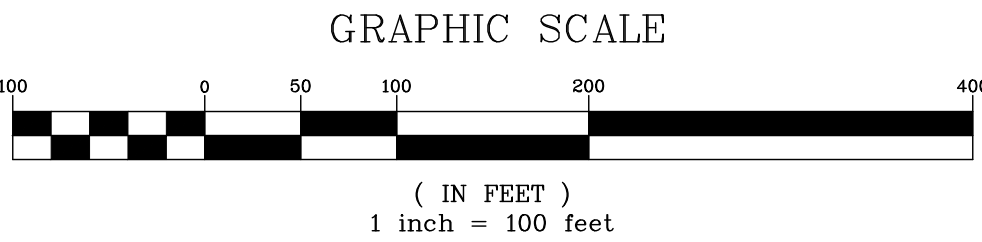
PROJECT PARCEL
TOWN OF AMESBURY, MA
TAX MAP 30 LOTS 1 AND 2, MAP 31
LOTS 2, 16, 17, 18, AND MAP 45 LOT 4

APPLICANT
GREEN AND COMPANY REAL ESTATE
11 LAFAYETTE ROAD, NORTH HAMPTON,
NH. 03862

TOTAL LOT AREA
6,655,097 SQ. FT.
152.78 ACRES



LOCUS SCALE: 1"=200'



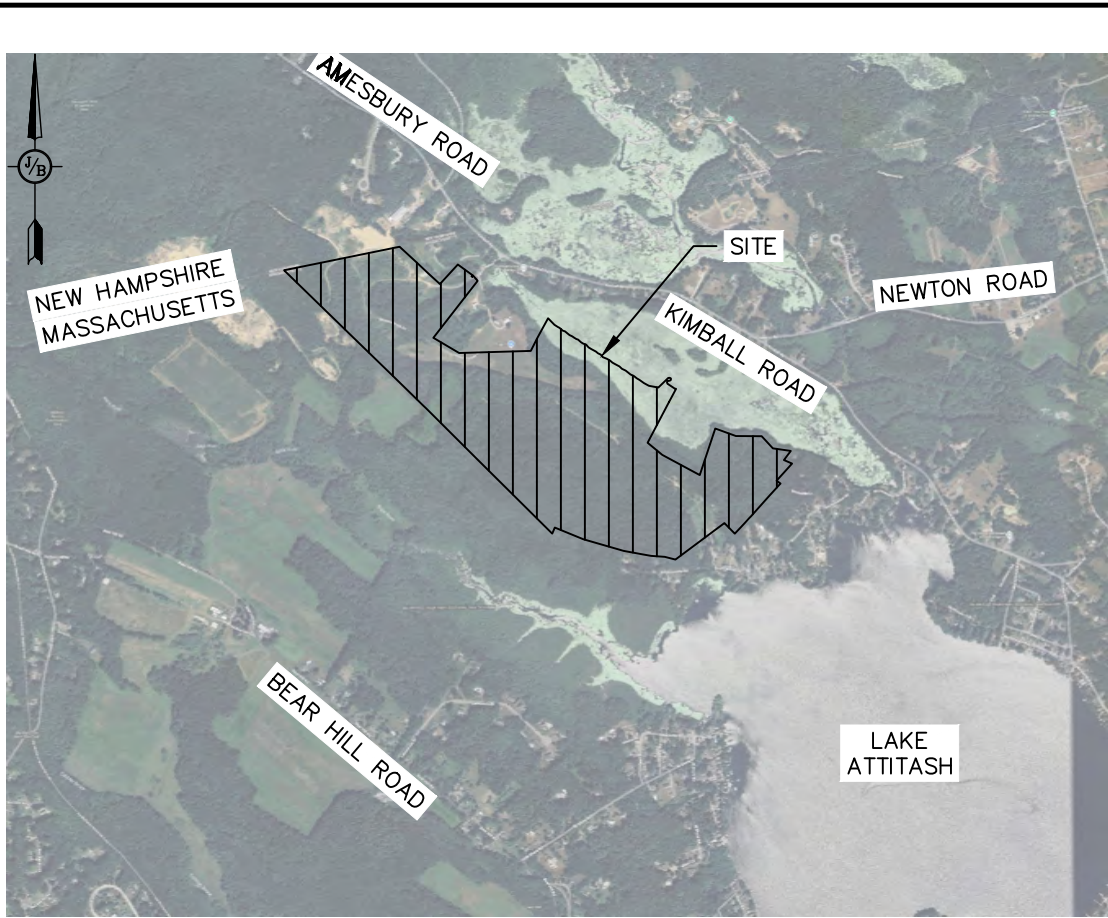
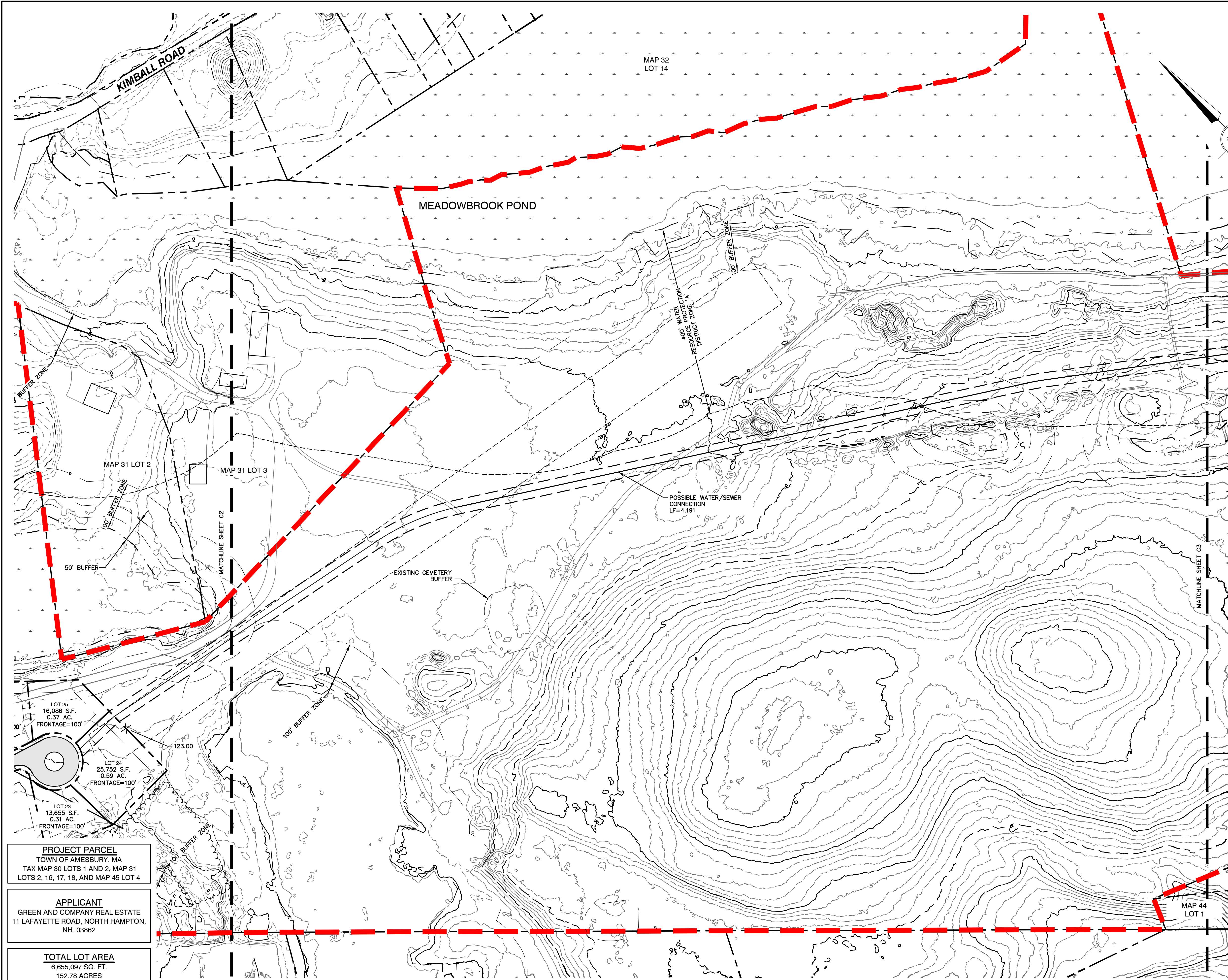
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Checked: PSL	Scale: AS SHOWN	Project No.: 25115
Drawing Name: 25115-CONCEPT2.DWG		
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REV.	DATE	REVISION	BY
0	02/02/26	ISSUED FOR REVIEW	TCR

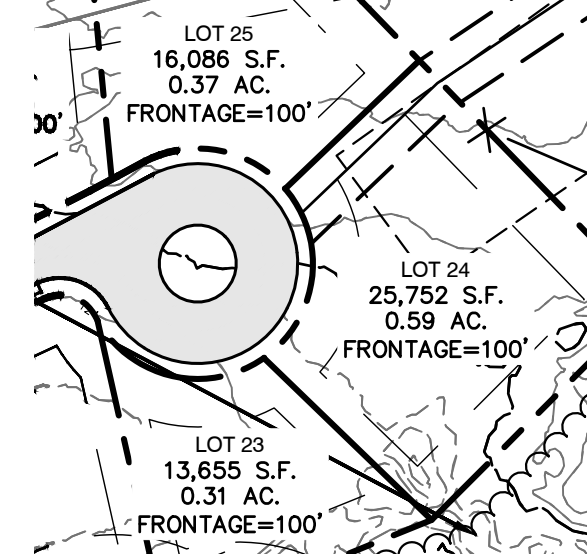
JONES & BEACH
ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	SUBDIVISION PLAN
Project:	PRELIMINARY SUBDIVISION OFF KIMBALL ROAD KIMBALL ROAD, AMESBURY MA, 01913, AMESBURY, MA
Owner of Record:	GREEN AND COMPANY REAL ESTATE 11 LAFAYETTE ROAD, NORTH HAMPTON, NH. 03862

DRAWING No.	C1
SHEET NO. 2 OF 4 JBE PROJECT NO. 25115	



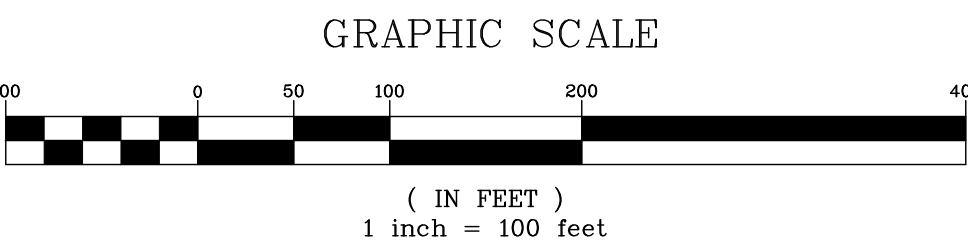
LOCUS SCALE: 1"=2000'



PROJECT PARCEL
TOWN OF AMESBURY, MA
TAX MAP 30 LOTS 1 AND 2, MAP 31
LOTS 2, 16, 17, 18, AND MAP 45 LOT 4

APPLICANT
GREEN AND COMPANY REAL ESTATE
11 LAFAYETTE ROAD, NORTH HAMPTON,
NH. 03862

TOTAL LOT AREA
6,655,097 SQ. FT.
152.78 ACRES



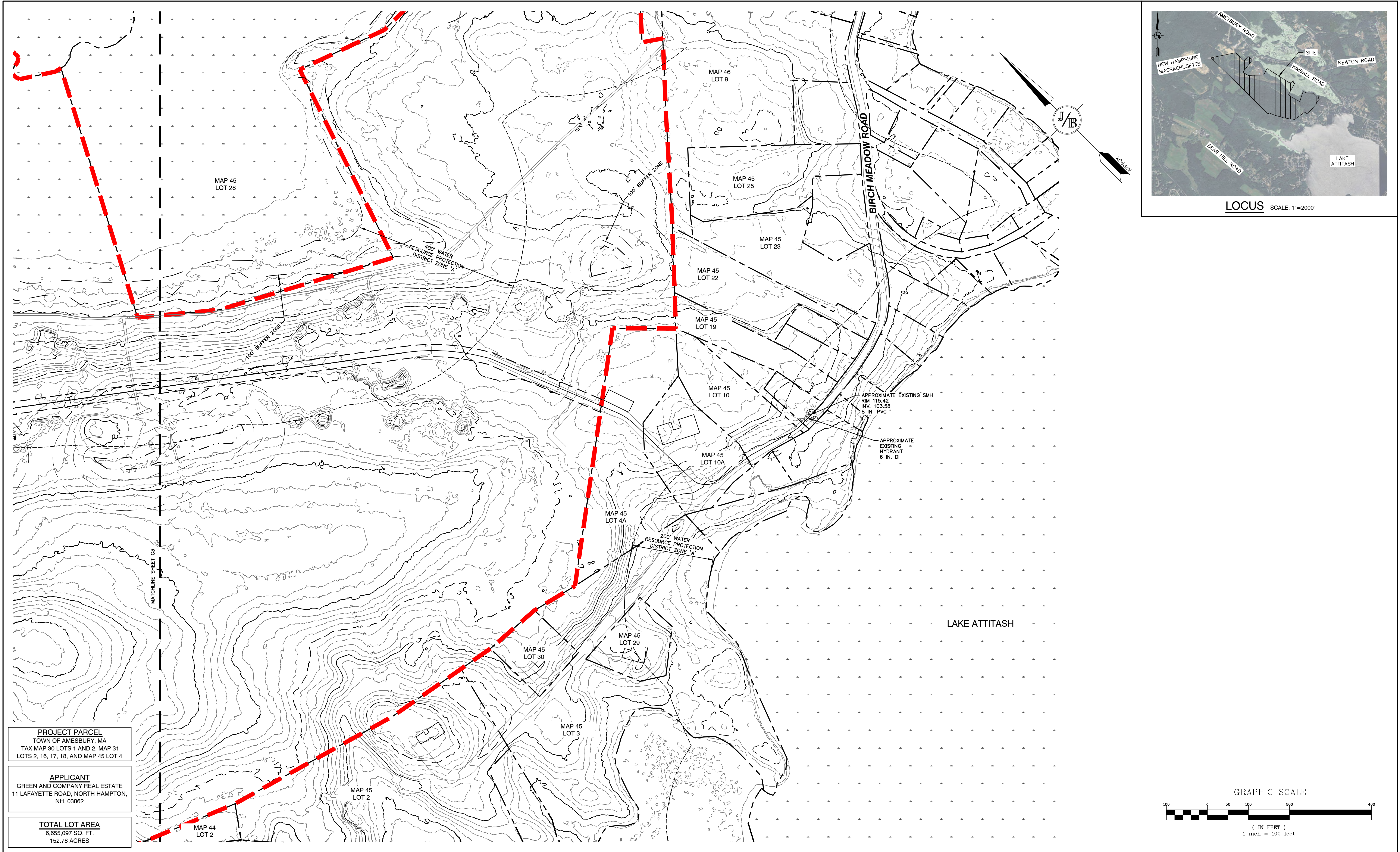
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Drawing Name: 25115-CONCEPT2.DWG		
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Plan Name:	SUBDIVISION PLAN
Project:	PRELIMINARY SUBDIVISION OFF KIMBALL ROAD KIMBALL ROAD, AMESBURY MA, 01913, AMESBURY, MA
Owner of Record:	GREEN AND COMPANY REAL ESTATE 11 LAFAYETTE ROAD, NORTH HAMPTON, NH. 03862

DRAWING No.
C2
SHEET NO. 3 OF 4
JBE PROJECT NO. 25115



PROJECT PARCEL
TOWN OF AMESBURY, MA
TAX MAP 30 LOTS 1 AND 2, MAP 31
LOTS 2, 16, 17, 18, AND MAP 45 LOT 4

APPLICANT
GREEN AND COMPANY REAL ESTATE
11 LAFAYETTE ROAD, NORTH HAMPTON,
NH. 03862

TOTAL LOT AREA
6,655,097 SQ. FT.
152.78 ACRES

Design: PSL	Draft: TCR	Date: 03/02/2026
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Plan Name:	SUBDIVISION PLAN
Project:	PRELIMINARY SUBDIVISION OFF KIMBALL ROAD KIMBALL ROAD, AMESBURY MA, 01913, AMESBURY, MA
Owner of Record:	GREEN AND COMPANY REAL ESTATE 11 LAFAYETTE ROAD, NORTH HAMPTON, NH. 03862

DRAWING No.
C3
SHEET NO. 4 OF 4
JBE PROJECT NO. 25115